

PART II, SECTION 20: SIGN REGULATIONS

A. INTENT

This section is designed to assist the public in the installation of signs and establish reasonable standards and regulations for the same. Variances in the established requirements of this Section can be achieved through the established Variance procedure outlined in Part I, Section 3 of these Zoning Regulations.

B. GENERAL REQUIREMENTS

1. The County will not permit any Advertising Devise, as defined in Colorado Revised Statutes (C.R.S.) 43-1-403, adjacent to and within 660 feet of the right-of-way for all State, Federal and/or Interstate Highways. Permits for appropriate advertising devices, as defined in C.R.S. 43-1-407, must be obtained from the Colorado Department of Transportation.
2. A sign permit shall be required from Community and Development Services for all signs exceeding six (6) square feet in area. In addition, a sign permit shall be required at any time the sign area is increased.
3. All signs located in the unincorporated portions of Elbert County, except those required for the posting of a Public Notice, shall comply with all applicable requirements, as provided for in this section.
4. All requests for signage shall be accompanied by a drawing, fully dimensional, showing the sign message, and a site plan showing the location, setbacks, height and sign area of all proposed and existing signage.
5. Sign permit fees shall be established by the Board of County Commissioners, and payable to the Elbert County Treasurer.
6. The following signs shall be prohibited in all districts:
 - a. Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground.
 - b. Signs mounted, attached or painted on motor vehicles, trailers or boats when used as additional advertising signs on or near the premises and not used in conducting a business or service.
 - c. Revolving beacons, flashing signs or signs with any type of animation or intermittent lighting effects.
 - d. Any signs emitting sound.
 - e. Political signs in public rights-of-way or on public property.
 - f. Signs for the purpose of general outdoor advertising of products or services or signs advertising a use, service or attraction not located in Elbert County.

- g. Flags, banners or other devices designed or allowed to wave, flap or rotate with the wind except for flags of any government or governmental agency or any civic, charitable, religious or fraternal organization except small company flags or banners during grand opening events for a two-week period.
 - h. Signs located so as to conflict with the clear and obvious appearance of public devices controlling public traffic.
 - i. Roof-mounted signs or signs which project above the highest point of the roof line or fascia of the building.
 - j. Signs attached to a building which project perpendicular a distance of more than eighteen (18) inches from the wall.
 - k. Signs attached parallel to the wall of a building but mounted more than eighteen (18) inches from the wall.
 - l. Signs announcing a proposed development and/or proposed zoning prior to approval by the County Commissioners.
 - m. Signs are prohibited on any utility pole, traffic signpost, traffic signal, or any other traffic control device.
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- 1. Signs within planned developments shall comply with the regulations of this Section, except when a separate development guide is adopted by the Board of County Commissioners for that proposed PUD which incorporates separate guidelines for signage.
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- 2. Signs may be internally illuminated; otherwise, the source of illumination shall be shielded.
 - 3. Where appropriate, double-sided signs are encouraged. A double-sided sign will be counted as one sign, only if the message is the same on both sides. The square footage calculation of a double-sided sign will be determined in the respective sections of these regulations.
 - 4. Unless specified, the maximum height of any sign in Elbert County shall be six (6) feet.
 - 5. All signs erected in a public right-of-way, by a public agency which controls or directs the traveling public, shall be exempt from the provisions of this regulation. No signs will be permitted or erected in a dedicated right-of-way.
 - 6. Signs and sign structures shall be maintained at all times in a state of good repair, with all braces, bolts, clips, supporting frame and fastenings free from deterioration, insect infestation, rot, rust or loosening. Signs shall be able to safely withstand the maximum wind pressure for the area in which they are located. The County Building Official shall have the authority to order the repair, alteration or removal of a sign or structure which constitutes a hazard to life or property. In the event that such a sign has not been removed, altered or repaired within thirty (30) days after written notification from the County Building Official, the County shall have the authority to remove said sign or structure at the expense of the owner of the premises on which the sign is located.
 - 7. Unless specifically stated, all signs shall be twenty-five feet (25') from side and rear property lines. Unless specifically stated, all signs shall be twenty-five feet from the road right-of-way easement. This shall be approved by the Elbert County Road and Bridge

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Department for site visibility each time a sign is posted.

C. ON-SITE SIGNS

1. In A, A-1, A-2, RA (Old), AR, RA-1, RA-2, R-1, and R-2 zone districts, the following on-site signs shall be permitted.
 - a. One identification sign per dwelling, excluding monumentation, provided the total surface area of such sign does not exceed six (6) square feet.
 - b. One temporary "**For Sale**", "**For Rent**" or "**For Lease**" sign per dwelling, provided the total surface area of such sign does not exceed six (6) square feet and is not illuminated. Such signage shall not be required to meet minimum yard setback requirements of the zone in which it is located, but shall not impair visibility for traffic movement.
 - c. Temporary "**For Sale**", "**For Lease**" or "**For Rent**" signs advertising vacant land provided that the total surface area of all such signs shall not exceed one hundred (100) square feet, or the total surface area of any one sign exceed fifty (50) square feet.
 - d. One identification sign per use by right or special review provided the total surface area of such sign does not exceed six (6) square feet.
 - e. In the Agricultural Zoning District only, signs advertising the sale of projects produced or raised on the premises, provided that the total number of signs shall not exceed four (4), are not illuminated, and provided the total surface area of all such signs does not exceed forty (40) square feet.
 - f. In residential developments, each entrance shall be limited to a maximum of two (2) signs. The total square footage of all entry signs, exclusive of monumentation, shall not exceed sixty-four (64) square feet for both signs.
 - g. Temporary advertising signs for the sale, rental or lease of dwelling units under construction or to be constructed (after approval) provided that no more than one (1) sign is located adjacent to each street abutting the subdivision, and providing that the total surface area of each sign does not exceed thirty-two (32) square feet. No such sign shall remain erected more than two (2) years or until the last dwelling unit is sold, whichever comes first.
 - h. One (1) identification sign per model home within an approved subdivision, provided that the surface area of each sign does not exceed sixteen (16) square feet.
2. In B, C, LI and GI zone districts the following on-site signs shall be permitted:
 - a. Directional signs are allowed and not counted as part of the total sign area allowed per individual use or per shopping center, business, commercial, or industrial park, provided that the total number of signs shall not exceed four (4), and provided that total surface area of each sign does not exceed eighteen (18) square feet.
 - b. One (1) temporary "**For Sale**", "**For Rent**" or "**For Lease**" sign per street frontage, shall not be counted as part of the total sign area allowed per individual use or per shopping center, business, commercial, or industrial park, provided that the total surface area of each sign does not exceed one hundred (100) square feet per face (a



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maximum of two (2) faces are permitted for each sign).

- c. Individual businesses located on a corner lot, one (1) sign per each frontage abutting a public street, at the rate of one (1) square foot of sign area per one (1) lineal foot of allowable building frontage, up to a maximum of one hundred (100) square feet.
- d. Each use shall be entitled to a total fascia sign area of fifty (50) square feet; however, such sign area may be increased at the rate of one (1) square foot of sign area for each lineal foot of allowable building frontage in excess of fifty (50) lineal feet, to a maximum of one hundred (100) square feet of sign area. Lease areas in excess of one hundred thousand (100,000) square feet shall be permitted a maximum of two hundred (200) square feet of fascia sign area per wall area visible to public rights-of-way.
- e. One (1) free standing, single-sided, identification sign per street frontage, which identifies the individual use, shopping center or business, commercial or industrial park. The sign cannot extend more than fifteen (15) feet above ground level, and the total surface area cannot exceed one (1) square foot of sign area per three (3) lineal feet of street frontage to a maximum of two hundred (200) square feet per sign. Setback for this sign shall conform to the front yard setback of the zoning district in which the sign is located.
- f. One (1) free standing, single-sided directory sign, per street frontage, which identifies the individual businesses within the center or park. The sign cannot extend more than fifteen (15) feet above ground level, and the total surface area of such sign cannot exceed twenty-five percent (25%) of the square footage of the identification sign (see item "e" above).
- g. Identification signs (e) and directory signs (f) may be combined as a single structure. As a single structure, the directory sign may be increased to seventy-five percent (75%) of the square footage of the identification sign. The combined sign may also be double-sided, with only one side counted against the allowable square footage.
- h. No sign shall be permitted which impairs visibility for traffic movement.

D. OFF-PREMISE SIGNS

Permitted in all zoning categories are off-premise signs used to identify uses or services in Elbert County which are oriented toward highway travelers, directional signs for emergency services and advertising signs for real estate developments, provided that these signs meet the following criteria:

1. The uses or services for highway travelers, emergency services and real estate developments shall be located in Elbert County.
2. The off-premise sign is located not more than five (5) miles from the community in which the use is located or from the use itself when located outside of an incorporated community.
3. Each use shall be limited to one (1) off-premise sign per highway approach.
4. The off-premise sign shall not extend more than ten (10) feet above ground level and shall not exceed thirty-two (32) square feet in sign area.
5. The minimum distance between off-premises signs shall not be less than thirteen hundred and twenty (1320) lineal feet.



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6. Off-premise signs located on property adjacent to and within 660 feet of the right-of-way for all State or Federal Highways, shall be regulated by the Colorado Department of Transportation.

E. SIGN AREA MEASUREMENT

1. The area of a sign shall be measured in conformance with the regulations as herein set forth. The structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign.
2. The area of all signs with backing or a background, material or otherwise, that is part of the overall sign display, shall be measured by determining the sum of the areas in each square, rectangle, triangle, portion of a circle or any combination thereof, which creates the smallest, single continuous perimeter enclosing the extreme limits of the display surface of face of the sign, including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support.
3. The area of all signs without backing or a background, material or otherwise, that is part of the overall sign display, shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof, which creates the smallest, single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems, or figures of similar character, including all frames, face plates, nonstructural trim or other component parts, not otherwise used for support.
4. The area of any sign having parts both with and without backing, shall be measured by determining the total area of all square, rectangles, triangles, portions of a circle or any combination thereof, constituting the smallest, single continuous perimeter enclosing the extreme limits of either of the following combinations: (1) the display surface of face of the sign including all frames, backing, face plates, nonstructural trim or, (2) other components parts not otherwise used.
5. In determining the sign permit fee, the parameters set forth in items 1 through 4 above will be utilized to determine total square footage. Where a sign has two (2) or more display faces, the square footage of all faces will be totaled to determine the permit fee.